

STAFF REPORT

REPORT TO: A. TUCKER, DIRECTOR OF PLANNING,
COMMUNITY SAFETY & DEVELOPMENT

FROM: T. KNIGHT, MANAGER, CURRENT PLANNING,
COMMUNITY SAFETY & DEVELOPMENT

RE: REPORT OF THE PUBLIC HEARING HELD THURSDAY, 2012-FEB-02
FOR BYLAWS NO. 4500.009, 4500.010, AND 4500.011

STAFF'S RECOMMENDATION:

That Council receives the report and the minutes of the Public Hearing held on Thursday, 2012-FEB-02.

EXECUTIVE SUMMARY:

A Public Hearing was held on 2012-FEB-02, the subject of which was three items. Eleven members of the public were in attendance. Minutes of the Public Hearing are attached.

BACKGROUND:

1. BYLAW NO. 4500.009:

RA283 – 2171 Salmon Road

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to facilitate construction of two residential dwelling units on the lot. The subject property is legally described as LOT 4, SECTION 11, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP86807.

This application appears before Council this evening for consideration of Third Reading.

There were no written and one verbal submission received with regard to Zoning Bylaw No. 4500.009.

2. BYLAW NO. 4500.010:

RA284 – 5412 Jeevans Road

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to facilitate construction of two residential dwelling units on the lot. The subject property is legally described as LOT A, SECTION 16, WELLINGTON DISTRICT, PLAN VIP89167.

This application appears before Council this evening for consideration of Third Reading.

There were no written or verbal submissions received with regard to Zoning Bylaw No. 4500.010.

3. BYLAW NO. 4500.011:

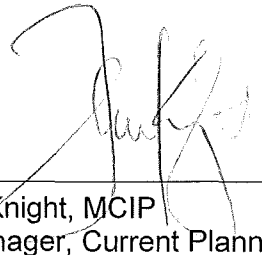
RA285 – 5341 Dunster Road

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a two lot subdivision. The subject property is legally described as LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 23180.

This application appears before Council this evening for consideration of Third Reading.

There were no written and one verbal submission received with regard to Zoning Bylaw No. 4500.011.

Respectfully submitted,

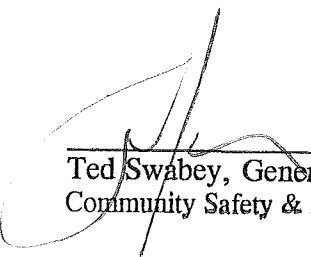


T. Knight, MCIP
Manager, Current Planning
Community Safety & Development



A. Tucker, MCIP
Director of Planning
Community Safety & Development

/pm
Council: 2012-FEB-13
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Ted Swabey, General Manager
Community Safety & Development

**MINUTES OF THE PUBLIC HEARING HELD PURSUANT TO THE
LOCAL GOVERNMENT ACT, IN THE VANCOUVER ISLAND CONFERENCE CENTRE,
SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC,
ON THURSDAY, 2012-FEB-02, TO CONSIDER AMENDMENTS TO
THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"**

PRESENT: His Worship Mayor J.R. Ruttan, Chair
Councillor G. Anderson
Councillor W.L. Bestwick
Councillor M.D. Brennan
Councillor G.E. Greves
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor W.B. McKay
Councillor J.F. Pattje

STAFF: A. Tucker, Director of Planning, Community Safety & Development
T. Knight, Manager, Current Planning, Community Safety & Development
S. Herrera, Planner, Current Planning, Community Safety & Development
P. Masse, Planning Clerk, Current Planning, Community Safety & Development

PUBLIC: There were 11 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:02pm and advised that members of City Council, as established by provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing. Ms. Herrera explained the required procedures in conducting a Public Hearing and the regulations contained within Part 26 of the *Local Government Act*. She advised that this is the final opportunity to provide input to Council before consideration of Third Reading of Bylaws No. 4500.009, 4500.010, and 4500.011 at the regularly scheduled Council meeting of 2012-FEB-13.

1. BYLAW NO. 4500.009:

RA283 – 2171 Salmon Road

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to facilitate construction of two residential dwelling units on the lot. The subject property is legally described as LOT 4, SECTION 11, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP86807.

Mr. Norm Gardner, 5314 Bayshore Drive - Applicant Representative

- Believes the proposal is in line with the Official Community Plan (OCP) as it creates density in the form of affordable housing. Adjacent properties are zoned similar to the Duplex Residential (R4) zone.

There were no written and one verbal submission with regard to Zoning Bylaw No. 4500.009.

2. BYLAW NO. 4500.010:

RA284 – 5412 Jeevans Road

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to facilitate construction of two residential dwelling units on the lot. The subject property is legally described as LOT A, SECTION 16, WELLINGTON DISTRICT, PLAN VIP89167.

There were no written and no verbal submissions received with regard to Zoning Bylaw No. 4500.010.

3. BYLAW NO. 4500.011:

RA285 – 5341 Dunster Road

This bylaw, if adopted, will rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a two lot subdivision. The subject property is legally described as LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 23180.

Ms. Maureen Pilcher, Maureen Pilcher & Associates – Applicant Representative

- Noted she is available for any questions Council may have regarding the proposal.

Councillor Pattje asked for clarification regarding the proposed lot sizes if the subject property were subdivided.

Ms. Pilcher confirmed that the subject property has a current size of 935m². If subdivided, lot 'A' is proposed to be 612m² and lot 'B' is proposed to be 325m².

Councillor Kipp asked what the applicant has offered as a community contribution for the proposal.

Ms. Pilcher confirmed the applicant has offered a community contribution of \$1500.

Councillor Kipp asked if \$1500 was offered on a per-door basis.

Ms. Pilcher noted the average community contribution is \$1000 per door. Seeing as the subject application creates only one new door, the community contribution offered for this proposal is higher than the normal or average contribution.

Councillor Kipp asked for clarification regarding proposed lot 'B' and if it is smaller than the size of typical small lots.

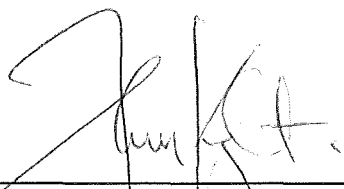
Ms. Pilcher confirmed that proposed lot 'B' meets the lot area requirements of the R2 zone.

There were no written and one verbal submission received with regard to Zoning Bylaw No. 4500.011.

MOVED by Councillor Bestwick, SECONDED by Councillor Kipp that the meeting adjourn at 7:14 pm.

CARRIED

Certified Correct:



T. Knight
Manager, Current Planning
Community Safety & Development

/pm
Council: 2012-FEB-13
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